

048.0

0005

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,058,800 / 1,058,800

ASSESSED:

1,058,800 / 1,058,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
63		WEBCOWET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PINARD FRANTZ

Owner 2: TOUSSAINT WIDLENE

Owner 3:

Street 1: 63 WEBCOWET RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,430 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 3267 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5430		Sq. Ft.	Site		0	80.	1.07	1									466,320						466,300	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5430.000	587,400	5,100	466,300	1,058,800		34304
							GIS Ref
							GIS Ref
							Insp Date
							12/01/18

Total Card	0.125	587,400	5,100	466,300	1,058,800	Entered Lot Size
Total Parcel	0.125	587,400	5,100	466,300	1,058,800	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	324.14	/Parcel: 324.1	Land Unit Type:

 PREVIOUS ASSESSMENT Parcel ID 048.0-0005-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	587,600	5100	5,430.	466,300	1,059,000	1,059,000	Year End Roll	12/18/2019
2019	104	FV	434,800	5100	5,430.	495,500	935,400	935,400	Year End Roll	1/3/2019
2018	104	FV	434,800	5100	5,430.	361,400	801,300	801,300	Year End Roll	12/20/2017
2017	104	FV	408,100	5100	5,430.	314,800	728,000	728,000	Year End Roll	1/3/2017
2016	104	FV	408,100	5100	5,430.	268,100	681,300	681,300	Year End	1/4/2016
2015	104	FV	364,100	5100	5,430.	262,300	631,500	631,500	Year End Roll	12/11/2014
2014	104	FV	364,100	5100	5,430.	215,700	584,900	584,900	Year End Roll	12/16/2013
2013	104	FV	378,700	5100	5,430.	205,200	589,000	589,000		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JANMEY PAUL A &	30579-206		8/24/1999		399,900	No	No		
	20870-462		11/1/1990		250,000	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
11/27/2006	1027	Dormers	83,500	C		G8	GR FY08	SHED DORMER	12/1/2018	MEAS&NOTICE	HS	Hanne S											
7/23/2004	649	New Wind	26,993					44 VINYL REPL WNDW	4/28/2009	Measured	372	PATRIOT											
									8/14/2007	Permit Visit	BR	B Rossignol											
									4/4/2005	Permit Visit	BR	B Rossignol											
									4/4/2000	Inspected	276	PATRIOT											
									3/7/2000	Measured	197	PATRIOT											
									8/16/1993		PC	PHIL C											

 Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 13 - Multi-Garden	2	Rating: Good		A Bath: 2	Rating:			OF=SINK IN BMT.																			
Sty Ht: 2T - 2 & 3/4 Sty				3/4 Bath: 2	Rating:																						
(Liv) Units: 2	Total: 2			A 3QBth: 1	Rating:																						
Foundation: 2 - Conc. Block				1/2 Bath: 1	Rating:																						
Frame: 1 - Wood				A HBth: 1	Rating:																						
Prime Wall: 1 - Wood Shingle				OthrFix: 1	Rating: Fair																						
Sec Wall: 1	%			OTHER FEATURES																							
Roof Struct: 1 - Gable				Kits: 2	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1																			
Roof Cover: 1 - Asphalt Shgl				A Kits: 1	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
Color: GREEN				Frl: 2	Rating: Good																						
View / Desir:				WSFlue: 1	Rating:																						
GENERAL INFORMATION				CONDOS INFORMATION																							
Grade: C - Average				Location: 1																							
Year Blt: 1924	Eff Yr Blt:			Total Units: 1																							
Alt LUC:	Alt %:			Floor: 1																							
Jurisdct: G6	Fact: .			% Own: 100																							
Const Mod:				Name: 1																							
Lump Sum Adj:				DEPRECIATION								REMODELING				RES BREAKDOWN											
INTERIOR INFORMATION				Phys Cond: GD - Good	18.0	%						Exterior: 1	No Unit	RMS	BRS	FL											
Avg Ht/FL: STD				Functional: 1		%						Interior: 1	1	7	3												
Prim Int Wall: 2 - Plaster				Economic: 1		%						Additions: 1	1	5	2												
Sec Int Wall: 1	%			Special: 1		%						Kitchen: 1															
Partition: T - Typical				Override: 1		%						Baths: 1															
Prim Floors: 3 - Hardwood				Total: 18.6	%							Plumbing: 1															
Sec Floors: 1	%			CALC SUMMARY								Electric: 1															
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 170.00								Heating: 1															
Subfloor:				Size Adj.: 0.97144496								General: 1															
Bsmnt Gar:				Const Adj.: 0.98000199								Total: 2	12	5													
Electric: 3 - Typical				Adj \$ / SQ: 161.843																							
Insulation: 2 - Typical				Other Features: 129800																							
Int vs Ext: S				Grade Factor: 1.00																							
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000																							
Heat Type: 5 - Steam				NBHD Mod: 1																							
# Heat Sys: 2				LUC Factor: 1.00																							
% Heated: 100		% AC: 100		Adj Total: 721671																							
Solar HW: NO		Central Vac: NO		Depreciation: 134231								Juris. Factor: 1.00	Before Depr: 161.84														
% Com Wall		% Sprinkled: 100		Depreciated Total: 587440								Special Features: 0	Val/Su Net: 127.83														
MOBILE HOME				Make: 1	Model: 1	Serial #: 1	Year: 1	Color: 1	PARCEL ID 048.0-0005-0012.0				IMAGE				SUB AREA				SUB AREA DETAIL						
SPEC FEATURES/YARD ITEMS																											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	Sub	%	Usbl	Descrip	%	Type	Qu	# Ten	
3	Garage	D	Y	1	20X20	A	AV	1924	21.25	T	40	104			5,100			5,100									
More: N	Total Yard Items:	5,100		Total Special Features:			Total:	5,100						AssessPro Patriot Properties, Inc													